WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

#13847

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Lindsey D Hartfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey D Hartfield	SWBC Mortgage Corp	10808008000
(NAME)	(NAME)	
3305 Cedar Ridge Rd	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor Hazelwood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lindsey D Hartfield and husband Johnathan J Hartfield,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Section Two, Larchwood, of record in Book 5200, page 207 and 208, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor Hazelwood, by deed of record in Instrument NO. 20181126-0115178, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3305 Cedar Ridge Rd, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 218220 DEEDWARR
04/16/2019 10:19:32 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190416-0034637

Witness my/our hands this 15th day of April, 2019.

Victor Hazelwood

State of Tennessee
County of Davidson

Personally appeared before me Victor Hazelwood, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2019.

Notary Public
My Commission Expires:

File No.: 13847

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